STATE OF ARKANSAS

<u>DIVISION OF PUBLIC SCHOOL ACADEMIC FACILITIES and</u> TRANSPORTATION

ACADEMIC FACILITIES MASTER PLAN PROGRAM

GUIDELINES for 2007 Master Plan Project Update

Arkansas Division of Public School



Academic Facilities & Transportation

SUBMITTAL DEADLINE FEBRUARY 1, 2007

PLEASE NOTE THAT IN ORDER TO EFFECTIVELY CREATE YOUR MASTER PLAN YOU WILL NEED TO USE THE FOLLOWING WEBSITE: www.arkansasfacilities.com

THAT WEBSITE CONTAINS THE FILES NEEDED TO REVIEW AND SUBMIT TO THE DIVISION OF PUBLIC SCHOOL ACADEMIC FACILITIES AND TRANSPORTATION.

Arkansas Division of Public School



Academic Facilities & Transportation

Division of Public School Academic Facilities and Transportation

Facilities Master Plan

| School District | |
|---------------------------------------|---|
| | |
| School District Address | |
| | |
| Phone | Fax |
| Superintendent | |
| Email Address | |
| | if more names, please attach separate sheet) |
| | Contact Number Contact Number |
| Date of Most Recently Approved | l Master Plan |
| Date of This Submission | |
| Received By: | Date: |
| Approved By: | Date: |
| | page from these guidelines to the Division in hard-copy ments will be downloaded or viewed at the Division |

2

website: www.arkansasfacilities.com/MasterPlan.aspx

I. Purpose

Paragraph (6) of Act 1426 of 2005 §6-21-806 states

- (a) The Academic Facilities Master Plan Program shall require each school district to:
 - (6) Submit a report to the Division by February 1 of each odd-numbered year that includes a description of all projects completed in the school district since the submission of the most recent facilities master plan, the school district's current enrollment projections, new or continuing needs of the school district with regard to academic facilities and equipment, and an accounting of any changes in the school district's insurance coverage from the most recent submission.

II. Odd-Year Master Plan Report Requirements

Step 1. School District's Current Enrollment Projection Changes.

School district enrollment projections are a key component of the Master Plan. The district's enrollment growth and suitability needs are predicated on the maximum projected enrollment during the next ten years.

If there has been any change in the school district's enrollment projection since the most currently approved Master Plan, provide the Division the enrollment changes and the district's justification of the changes. If no changes are submitted by February 1, 2007, the Division will utilize the enrollment projections from the most recently approved Master Plan.

Step 2. Changes in the School District's Insurance Coverage.

If there have been any changes in the school district's insurance coverage the district should provide the Division with a hardcopy of their Statement of Values from their insurance provider (i.e. ASBA, Arkansas Insurance Department) or any other provider of insurance for your school buildings. The information should include coverage amounts, types of coverage, identification of buildings covered, policy renewal dates, and all riders.

Step 3. Use the Master Planning Web Based Application.

Districts will use a web based tool to revise district information, to indicate 2004 assessment deficiencies and other facility projects that have been completed, and to enter district facility Master Plan projects. Appendix A of these Guidelines contains instructions on how to use this tool, and instructions and helpful information are also included within the application. You can access the tool by logging onto the Division's web site at www.arkansasfacilities.com and going to the link for the Master Planning application. The following instructions and Appendix A references should be followed when using this application.

a. Revise District Information: The district will be required to enter a point of contact for Master Plan coordination with the Division [Appendix A, page 4]. Revise other data as appropriate. [Appendix A, pages A-4 through A-7]

- b. Review and update deficiency lists: Follow the instructions within the application to review the deficiency lists for all schools and buildings. Mark deficiencies that have been corrected as "completed". Mark deficiencies that the district does not believe need to be resolved as "suspended." [Appendix A, pages A-7 through A-10]
- c. Enter Master Plan projects: [Appendix A, pages A-11 through A-14]

A Master Plan Project is defined as a new construction or major renovation project, regardless of funding source.

- 1. The district should enter <u>all</u> new construction projects for all public school facilities, including both academic and non-academic facilities, with a breakdown of the portion of each project between maintenance, repair, and renovation and new construction.
- 2. The district does <u>not</u> have to enter estimated expenditures for routine maintenance and repair as was required for the February 1, 2006 Master Plan submission.
- 3. The district must include a project to address the replacement of each major building system that will reach the end of its life during the period 2006- 2016. Major building systems include:
 - i. HVAC
 - ii. Roof
 - iii. Plumbing. Include water piping systems, but do not include fixture replacement.
 - iv. Electrical service distribution
 - v. Structural

To determine which systems will reach end of life during the next ten years, district life cycle reports are available in the Reports tab of the master planning tool under Master Planning Reports. Systems on those reports with remaining life of 10 years or less will reach the end of their life in the next ten years. Projects should be entered for the year the system has zero remaining life.

- 5. Cost estimating tools are also available on the Division web site at http://www.arkansasfacilities.com/MasterPlan2007.aspx.
- 6. Immediate needs projects should be entered for 2007-2009. The district should use its February 1, 2006 Master Plan submission as a guide to reenter projects for this period that meet the above criteria.
- 7. Short-term needs projects should be entered for 2009-2012.
- 8. Long-term needs projects should be entered for 2012-2016.
- 9. After all projects have been entered, print out a hard copy of the data entered from the Reports tab in the application.

d. <u>Provide additional information for other capital projects and end of life deficiency projects completed since December 2005</u>. [Appendix A, pages A-11 through A-14]

Step b. required the district to review and indicate which deficiencies have been completed. For any of those completed deficiencies that were "end-of-life" life and for other completed capital facility projects, submit information including the project description, school, and total project cost using the web based tool. The completed projects will be entered using the same general process as outlined in step c. for new Master Plan projects with the following additional instructions.

- 1. Scope Include detailed scope of project and indicate the facilities funding program, if any, that the project received state financial participation from. For end of life projects, include Assess ID from deficiency list and provide detailed system information so new life cycle for system can be established
- 2. Status Complete
- 3. % Construction Completion 100%
- 4. Budget –Final total project cost

III. Submission Requirements

Submissions as required under this program shall be postmarked or received via first class mail return receipt requested or via stamped receipt of hand delivery, in the **Office of the Director of The Division of Public School Academic Facilities and Transportation, 501 Woodlane Street, Suite 600, Little Rock, Arkansas 72201**, no later than 4:30 pm on February 1, 2007.

Checklist:

| Did you complete page 2 of these guidelines? |
|--|
| ☐ Did you read all of the Master Plan guidelines? |
| ☐ Did you review the Life Cycle Report for your district? |
| ☐ Did you review your enrollment projections as requested in Step 1? |
| ☐ Did you review your <u>Statement of Values</u> (insurance form) as requested in Step 2? |
| ☐ Did you use the web based "Master Plan" tool (Step 3) and complete a, b, c, and d? |
| ☐ Did you include Master Plan projects for 2007-2016 following guidance contained on page 4? |
| |
| For Submittal: |
| Did you provide a hard copy of the following items to submit to the Division? |
| |
| ☐ Did you provide a hard copy of the following items to submit to the Division? |
| ☐ Did you provide a hard copy of the following items to submit to the Division? ☐ A completed page 2 from these guidelines |
| □ Did you provide a hard copy of the following items to submit to the Division? □ A completed page 2 from these guidelines □ Revised enrollment projections (if changed since February 1, 2006) |
| □ Did you provide a hard copy of the following items to submit to the Division? □ A completed page 2 from these guidelines □ Revised enrollment projections (if changed since February 1, 2006) □ Revised Insurance Form (Statement of Values) (if changed since February 1, 2006) |

Appendix A

Arkansas Master Planning Application

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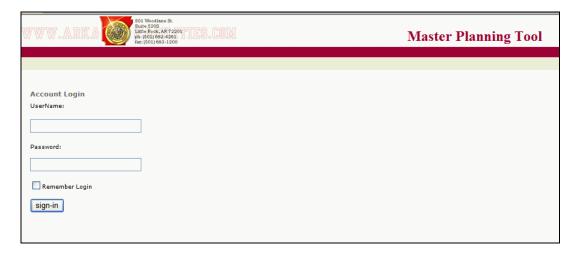
Log in

To Log in to the Arkansas Master Planning Tool, go to the Division web site at http://www.arkansasfacilities.com and navigate to the 2007 Master Plan Update icon.

Enter the appropriate credentials in the 'UserName' and 'Password' fields and click the sign-in button.



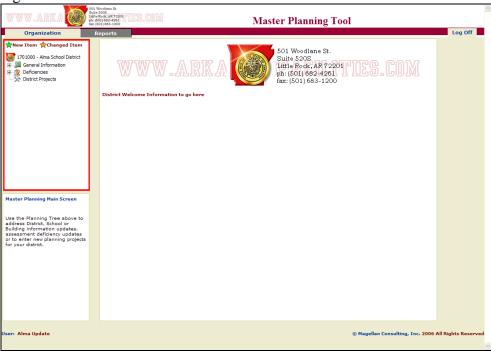
Area Project Managers will provide school districts with their User Name and Password information. If districts would like their "UserName" and "Password" credentials changed, they should contact their Area Project Manager.



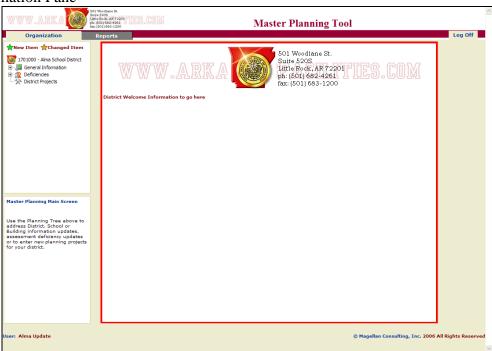
Main Screen

The initial screen is comprised of three separate components (or frames): The Planning Tree, The Information Pane, and The Help and Instruction Pane. These three frames are indicated in bold in the following three graphics.

The Planning Tree



The Information Pane



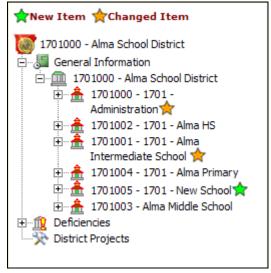
The Help and Instructions Pane



The Planning Tree and General Information Updates (See Guidelines, Step 3, a.)

Use the Planning Tree to navigate through the different tasks associated with the planning process. These tasks include General Information Updates (District, School, and Building), Assessment Deficiency Updates, and District Project Creation for the district's Master Plan.

Click on the '+' or '-' to either expand or collapse the General Information or Deficiencies levels of the tree.

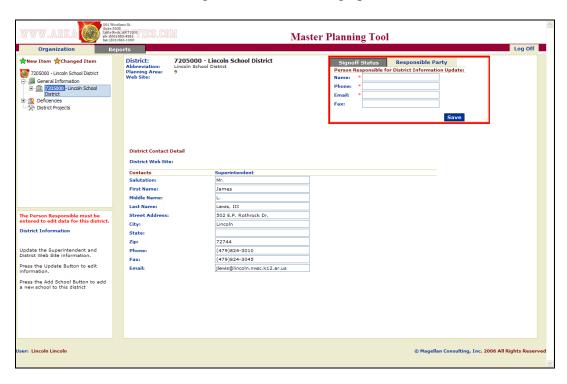


As seen in the preceding image, the tree has been expanded down to the building level in the General Information level of the tree. With the tree expanded, the user can then click on the lower level '+' symbols to expand that level. This can be done until the tree has been expanded to the building level.

By clicking the '-' symbol that occurs after the tree is expanded, the user can collapse that particular level of the tree.

Green stars next to a level in the Planning Tree indicate that that level is a New Item. Orange stars indicate levels for which updates have been recorded.

Upon expanding the General Information level of the tree to display the District Name, the user can then select the District name to generate the following update screen.

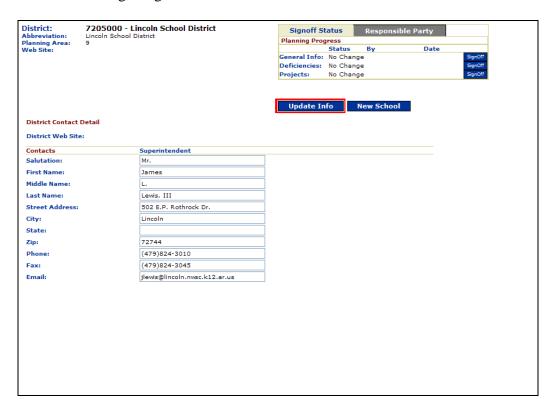


In the District Update Screen above, the user is required to complete the information for the Responsible Party before any updates can be performed. By entering their name and contact information into the Responsible Party portion of the application, the user enables the Division to contact the district in order to clarify issues or concerns with the information being collected.

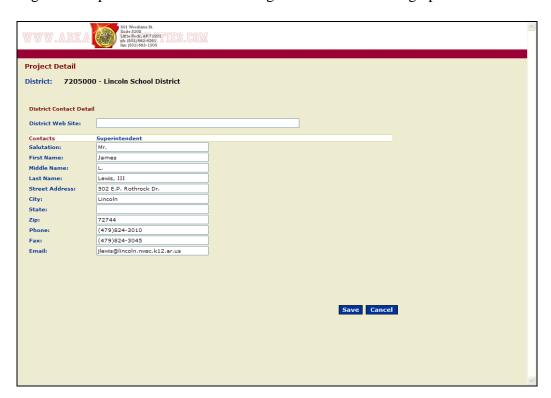
Upon entering the contact information into the Responsible Party text boxes, the user then clicks the **Save** button to save the information. The user is now allowed to make updates and edits to the information within the web-based Master Plan tool.

The user can now update the District Contact information or enter information about a new school that is not in the tree.

To edit the District Contact information, the user clicks on the **Update Info** button as depicted in the following image:

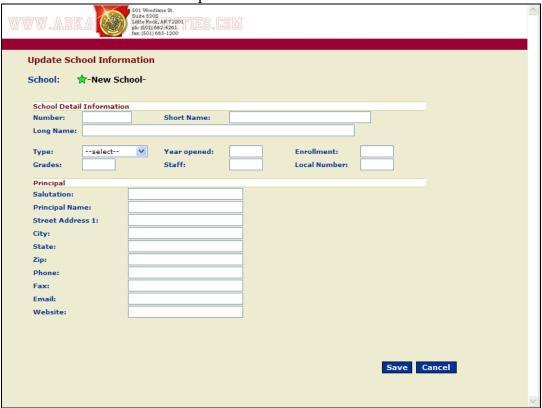


By clicking on the Update Info button the user generates the following update screen:



The user can then update the District Contact information directly into the text boxes provided and save it to the database by clicking the Save button. If changes are made that are not accurate or if the user does not need to update the information, the window can be closed without saving these changes by hitting the Cancel button. The user is returned to the District Information screen.

If the District has recently built or acquired a new school that is not listed with the other schools in the Planning Tree, the user can add the school to the system by clicking on the New School button. This will generate the following screen where the user can then enter the appropriate information into the text boxes and save it to the database by hitting the button. If information that is entered is inaccurate or not necessary, hitting the Cancel button will close the Update School Information screen without saving the changes to the database. The user will be returned to the District Update screen.



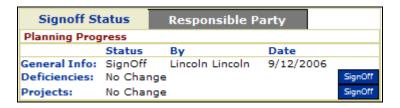
In order to edit the General Information related to both Schools and Buildings, the user would follow the same instructions outlined above for the District Update. At the School level, the user can update the School information or enter a new building. At the building level, the information associated with buildings can only be updated.

Once the General Information for Districts, Schools and Buildings has been edited to the satisfaction of the user, they should then "Sign-Off" on this information. This allows the system to know where changes have been made.

To Sign-off on the General Information Updates, click on the SignOff button for the General Information line. The tool populates the Status, By and Date fields. See below:



After Signing Off:



Deficiencies (See Guidelines, Step 3, b.)

This Planning tool allows the user to update the status of deficiencies identified during the 2004 Facility Condition Assessment. The user can edit deficiencies to be either "Complete" or "Suspended" based on the current status of the deficiency with regards to the district's planning process.

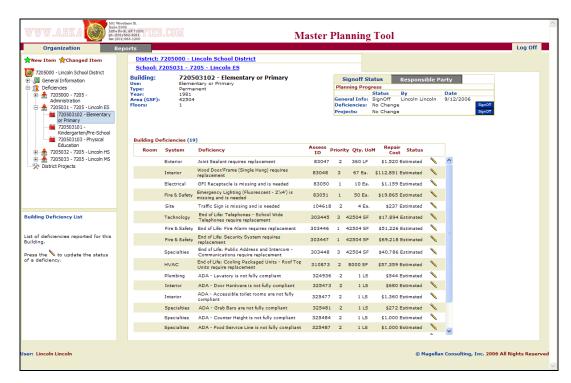
Use the following definitions. For "Complete", districts should mark those deficiencies that the district has addressed completely. Do not mark as "Complete" if only partially completed and further work is necessary. For "Suspended", districts should mark those deficiencies that the district does not intend to address at any point in time.

In order to edit deficiency status, the user needs to expand the Planning Tree below the Deficiencies level to reveal the School level. At the school level of the tree, the user can edit the status of those deficiencies that are specific to the site or campus for that school. The user can also expand the school level of the tree to find the buildings associated with that campus. Clicking on a building will generate a list in the information pane of all the deficiencies associated with that building.

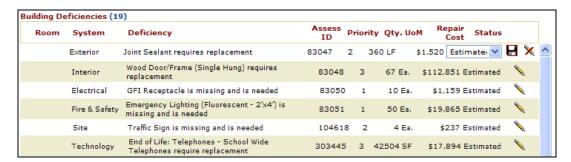
Below is a view of the school level deficiencies:



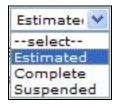
Below is a view of the building level deficiencies:



In order to edit the status of a deficiency, click on the button. The Status field will change to appear like the example below:



The user can now select the drop-down arrow next to the repair cost and generate the following list:

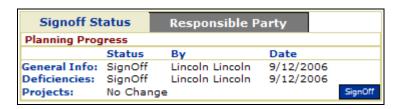


At this point the user may change the deficiency status to either Complete or Suspended. Once the status has been changed, the user would click the button to save the change. Changing the status of the deficiency to Complete or Suspended will remove the deficiency's cost from the

database of needs for that particular site or building. The user can edit as many of the existing deficiencies as necessary.

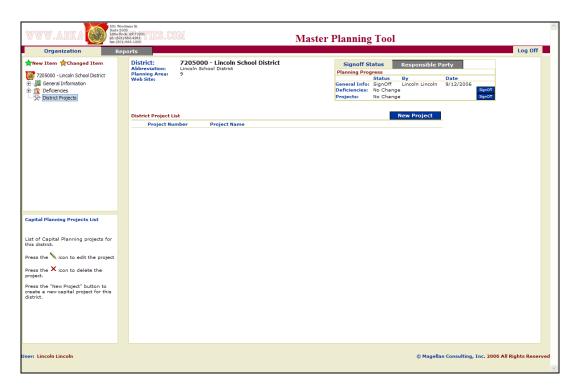
To cancel and edit, the user can click the *\infty\$ button.

Once the deficiency update task is done, the user should click the sign-Off Status portion of the screen in order to identify the deficiency update process as complete. This process is performed just as mentioned in the General Information updates previously.



District Projects (See Guidelines, Step 3, c. and d.)

The last level on the Planning Tree is used for creating District projects. When the District Projects level has been selected in the tree, the user is presented with a list of projects in the Information Pane.



To create a new project, the user clicks the **New Project** button. The user will be presented with the project creation screen as shown below:

| Project Detail | |
|--|--|
| District: 7205000 - Lincoln School District | |
| New Projects | (NEW) |
| Project Number and Name | Project Type New School New Building |
| School Number, Name, and Type | |
| select | Addition to Building |
| Project Scope | General Renovation |
| | Project Category Enrollment Growth Suitability Condition - Current Condition - Lifecycle |
| Start Date Comp. Date Status Comp. Funding Code Project Categoryselect | Area (GSF) Budget Planning Year Created |
| Expected Annual Funding for this Project 2006-2007 2007-2008 2008-2009 2009-2010 2010-2011 2011-2013 | 2 2012-2013 2013-2014 2014-2015 2015-2016 |
| | |
| Save Cancel | Close |

The user can now enter all of the required information related to a Master Plan Project.

When developing a Master Plan project, districts should consolidate new construction projects for similar work that will be done with one construction contract. The first year of a project is the year when the design of the project is initiated, and for Partnership Program projects should be the year that the application is submitted for initiation and the Partnership Program Project Agreement is signed. For example, a Partnership Program project with a beginning year of 2011-2012 is a project that is anticipated to be approved, the project agreement signed, and design begun during the period July 1, 2011 – June 30, 2012.

Project numbers should be in the following format that contains year-LEA- and number: y1y2-LEAx-xxx, where y1y2 are the last two digits of the fiscal year that the district will begin the project, and if applicable, request Partnership Program funding. For example, 0708 refers to a project that will begin in fiscal year 2007-2008 (July 1, 2007 – June 30, 2008). The middle four digits of the project number are the district's LEA number, including the leading zero, if applicable. The last three digits are a sequential numbering of district projects for year y1y2, beginning with 001. (2006-2009 projects that are included on the current master plan should use the xxx number corresponding to that master plan project number.) Non-academic facilities should begin numbering at y1y2-LEAx-701. Sample project numbers are 0708-0901-004 and 1112-7401-702.

Note: Project numbers for Partnership Program projects for fiscal years 2007-2008 and 2008-2009 should use the same final three digits as contained in the Partnership Program project applications that were submitted to the Division by November 1, 2006.

Project Name should be a short description of project.

School Number, Name and Type is a drop-down list that allows the user to pick a location that already exists in their district for which the project will apply. Project Type requires one type to be selected that best suits the project being created. If the user selects General Renovation as a Project Type, a list of affected buildings systems appears. The user should identify all major systems that will be affected by the project being entered.

Project Scope must be as complete as possible and must provide sufficient information so that state financial participation can be determined and projects prioritized. If currently approved Master Plan projects for 2006-2009 are consolidated, the project scope should identify all currently approved Master Plan project numbers. Project scopes for consolidated projects should clearly identify all facilities and building systems included in the consolidated project.

Start Date and Comp. Date are to be entered to identify expected timeframes for the project. Start Date should be the estimated start of project design. The Completion Date should be the estimated time of the final acceptance of the project. The button generates a calendar to ease the date entry for the user.

Status is a drop-down where the user can select a status for projects already in process.



| New Project Number and Name Project Type | Sol Woodlane St. Suite 5208 Little Rock; AR 72201 FIES. COM ph 15031 6924291 ph (503) 693-1200 Project Detail District: 7205000 - Lincoln School District | | | |
|--|---|--|--|--|
| School Number, Name, and Type select Project Scope Project Category Enrollment Growth Suitability Condition - Current Condition - Lifecycle Site Systems Parking Lot / Drives Walkways, Drop Areas Playgrounds / Playfields Site Lighting Fine / Life Safety Start Date Comp. Date Status Project Category Addition to Building Exterior Walls Exterior Doors Interior Floors Interior Ceilings Interior Other HVAC Electrical Distribution Electrical Distribution Electrical Other Plumbing Fire / Life Safety Specialties Structural Technology Life Safety Life Safety Accessibility Funding Code select Project Category Planning Year Created select Expected Annual Funding for this Project | New Projects | (NEW) | | |
| School Number, Name, and Type select Project Scope Project Category Enrollment Growth Suitability Condition - Current Condition - Lifecycle Site Systems Parking Lot / Drives Walkways, Drop Areas Playgrounds / Playfields Site Lighting Fine / Life Safety Start Date Comp. Date Status Project Category Addition to Building Exterior Walls Exterior Doors Interior Floors Interior Ceilings Interior Other HVAC Electrical Distribution Electrical Distribution Electrical Other Plumbing Fire / Life Safety Specialties Structural Technology Life Safety Life Safety Accessibility Funding Code select Project Category Planning Year Created select Expected Annual Funding for this Project | Project Number and Name | Project Type Building Systems | | |
| School Number, Name, and Type select Project Scope Project Category Enrollment Growth Suitability Condition - Current Condition - Lifecycle Site Systems Parking Lot / Drives Walkways, Drop Areas Playgrounds / Playfields Site Lighting Fencing Fencing Project Category Drainage Structural Technology Start Date Comp. Date Status Comp. Project Category Area (GSF) Budget Funding Code Project Category Planning Year Created Planning Year Created Planning Year Created Planning Year Created select Expected Annual Funding for this Project | Troject number and nume | | | |
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| Project Category Interior Floors Interior Floors Interior Floors Interior Floors Interior Walls Interior Cellings Interior Cellings Interior Other Interior Ot | | | | |
| Project Category Interior Floors Interior Floors Interior Ploors Interior Walls Interior Walls Interior Ceilings Interior Ceilings Interior Other Interior Oth | | | | |
| Funding Codeselects | | Project Category Enrollment Growth Suitability Condition - Current Condition - Lifecycle Site Systems Parking Lot / Drives Walkways, Drop Areas Playgrounds / Playfields Site Lighting Fencing Drainage Technology | | |
| Funding Code Project Category Planning Year Createdselect V Expected Annual Funding for this Project | | Life Safety | | |
| | Funding Codeselect Expected Annual Funding for this Project | Planning Year Created ✓ | | |

% Const. Comp. allows the user to input an estimate for percent complete for projects already in progress.

Area (GSF) allows the user to input the square footage of the project. Project area must meet spacing requirements contained in the Arkansas School Facility Manual.

Budget is for the total estimated budget for the project.

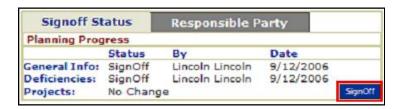
The user should select the appropriate Funding Code (Partnership or Local) from the provided drop-down. Likewise, the Project Category (Academic or Non-Academic) drop-down will also require a selection.

The Expected Annual Funding allows the user to input expected yearly total expenditures associated with the project that includes both district funding and state financial participation, if applicable. The sum of the Expected Annual Funding entries should be equal to the Budget.

All other text boxes and drop-downs are required to be completed accurately. Once the information is satisfactory, the user can hit the Save button. If the user decides not to save changes, they can click the Cancel button or simply use the Close button.

The user can edit any projects that have been created by clicking on the button associated with that particular project entry. If an entered project is no longer needed, the user can click the X button associated with the project. This will remove the project from the planning application.

Once the District Projects task is complete, the user should click the signoff button on the Projects line in the Sign-Off Status portion of the screen in order to identify the Project entry process as complete. This process is performed as mentioned previously in the General Information and Deficiency Updates sections.



A-14